

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

November 6, 2014



MP14-03: proposed Master Plan of The Shops at Brazos Valley Subdivision

SIZE AND LOCATION: 186.9 acres of vacant land out of the Richard Carter League, adjoining the northeast side of the North Earl Rudder Freeway Frontage Road, approximately 1,200 feet to 6,300 feet south of its intersection with Briarcrest Drive (F.M. 1179)

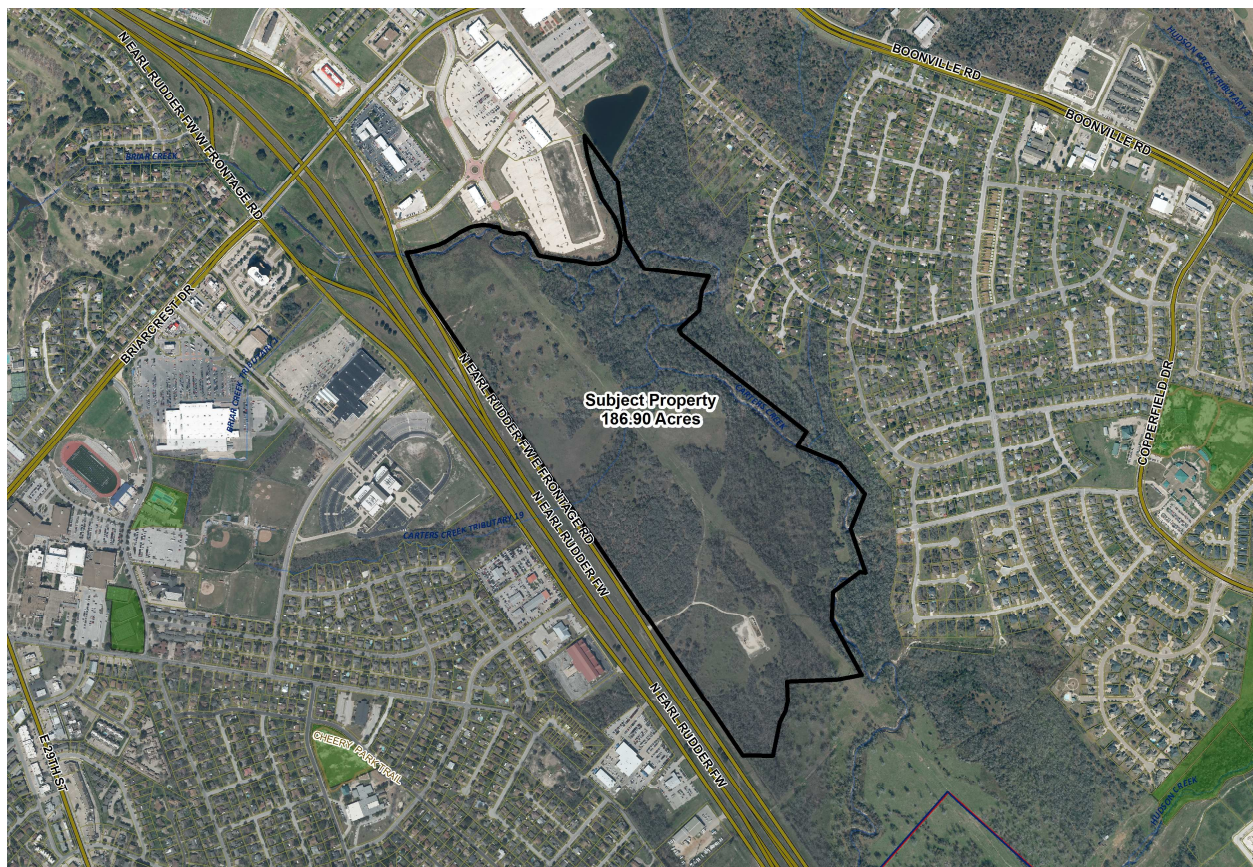
EXISTING LAND USE: vacant acreage, oil well pad

PROPERTY OWNER: Burton Creek Ventures, LLC

APPLICANT/AGENT: Philip Bargas, P.E., Johnson & Pace Engineering

STAFF CONTACT: Martin Zimmermann, Planning Manager

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed revised master plan.



BACKGROUND:

The proposed master plan of The Shops at Brazos Valley Subdivision encompasses 186.9 acres of currently vacant land adjoining the northeast side of the North Earl Rudder Freeway Frontage Road approximately 1,200 feet to 6,300 feet south of its intersection with Briarcrest Drive (F.M. 1179).

Subdivision regulations require a master plan when property is developed in more than one phase. The master plan proposes a combination of commercial and residential outdoor entertainment land uses on these 186+ acres that are wedged between Highway 6, Carter's Creek behind which the Wheeler Ridge and Tiffany Park Subdivisions extend further east, and the Bryan Towne Center Development that adjoins the subject property to the north. The entire subject property is currently zoned Agricultural – Open (A-O) District. The property owners are currently working on developing a submittal for a rezoning to Planned Development – Mixed Use (PD-M) zoning for this acreage for consideration by the Planning and Zoning Commission and the City Council at a later date.

The property is currently mostly vacant with natural vegetation. Large portions of the area proposed to be developed with this subdivision are designated as FEMA floodplain areas. An oil pad site is located near the southern portion of the property. Long term plans for this well site are for it to be abandoned and removed.

PROPOSED SUBDIVISION:



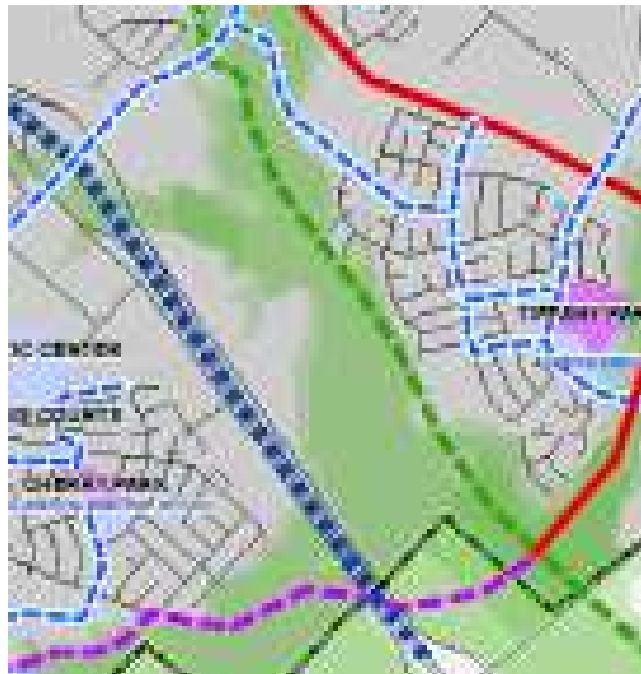
excerpt from City of Bryan Thoroughfare Plan

The master plan shows the development of this acreage in four subdivision phases. Phase 1 of the development would see the extension of East Oak Hill Drive from the Highway 6 frontage road to eventually connect with the existing East Oak Hill Drive in Tiffany Park Subdivision, across Carter's Creek (Phase 4). Bryan's Thoroughfare Plan envisions a future Oak Hill Drive bridge connection across Highway 6 (see excerpt from Thoroughfare Plan above). In order to help accommodate a future overpass of Oak Hill Drive, 50-foot wide building setback areas are proposed along both sides of East Oak Hill

Drive. These setback lines will help assure that no buildings will be in these areas that may be needed for future right-of-way acquisition.

In the first phase of this development, another minor collector street is proposed to extend perpendicular from the Highway 6 frontage road to connect to a portion of a section of Wildflower Drive. Wildflower Drive is proposed to be extended south through this development, in conformance with the City's current Thoroughfare Plan. The new sections of Wildflower Drive are proposed connect to its current terminus in the Bryan Towne Center development as part of Phase 3 of the development. Another minor collector street access to the Highway 6 frontage road is proposed with that third phase of the development. In the fourth and final phase of the development, East Oak Hill Drive is proposed to be extended to Carter's Creek and Wildflower Drive is proposed to be extended to the southern boundary of these 186 acres.

The City's Hike and Bike Access Plan, which is a component of the City's current Comprehensive Plan that was adopted in January 2007, shows almost a mile of an envisioned 1.6 mile trail route between the park at the Brazos Center and Veterans Park to be located on and transect the subject property.



excerpt from City of Bryan Hike and Bike Access Plan

The proposed master plan shows a meandering trail route adjacent to the Carter's Creek in general conformance with the City's Hike and Bike Access Plan.

RECOMMENDATION:

This proposed revised master plan conforms to all applicable standards and policies that the City of Bryan has adopted. The Site Development Review Committee and staff recommend **approving** this proposed master plan.